



Article 59 – Emergency Rental Assistance Fund

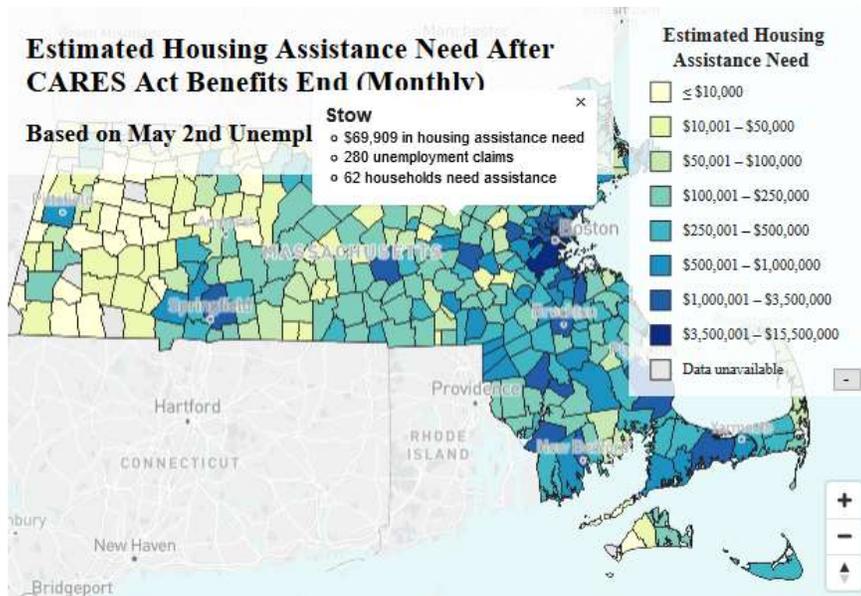
Stow COVID-19 Emergency Rental Assistance Fund (SCERAF)

Community Preservation Committee
And
Stow Municipal Affordable Housing Trust

Annual Town Meeting 2020



What is the need for assistance in Stow?



Program Outline - Details



- 90-day Emergency program covering April –June 2020
 - April-June income can be verified, no projection forward required
 - Town does not have resources to address longer-term assistance that may be needed
- Sponsored by SMAHT
- Funded by Community Preservation Committee
- Funding
 - CPA funds contingent on ATM approval
 - Potential private fundraising to defray admin costs
- Administration
 - Eligibility confirmed through third party (MCO Housing)
 - April-June rents, paid ASAP after approval and processing
 - Payment made directly to the landlords after confirmation of all commitments

Slide 3

3

Program Outline – Eligibility and Aid



- Eligibility
 - Current Stow tenants whose income has been lost or reduced by CV-19 situation
 - Current (post-CV-19) household income is below 80% region Area Median Income
 - Unemployment Insurance or Federal aid included in monthly income total
 - Provide unemployment records, pay stubs, employer documents
 - Asset Limitation \$50,000 in savings
 - Note: State Eligibility for Affordable Rental Housing does not include any asset test
- Assistance Provided
 - Capped at max affordable rent for unit size (max \$1100 /month)
 - SCERAF will provide portion of the rent (70%), landlord will match tenant's share (15%)
 - Utility costs cannot be included (by CPA statute)

Slide 4

4

What is the need for rental help in Stow?



What other programs are there and which gaps are not filled?

- Federal and State programs
- CARES ACT – One-time payment amount varies by household size
- Expanded unemployment has helped some, ending in July
- Part-time & Gig Workers have not been helped appreciably by existing programs
 - 280 local DUA claims as of 2 May 2020
- Mortgage payment deferral programs being considered
- 71% of laid-off workers also lost health insurance with job (per MAPC)

How will we reach out to those who need help?

- Landlords
- Newspapers
- Warm Hearts, Food Pantry, Town Social Worker, COA
- Privacy strictly protected through 3rd-party application process

Slide 5

5

Rental Inventory and Funding Needs



Affected Rental Units in Stow

80 Units

- Plantation Apts: No tenants with lost income due to C-19
- Pilot Grove I: 60 units, 39 eligible
- Pilot Grove II: 30 units, 18 eligible
- Other multi-unit 13
- Accessory Apartment, private rentals Unknown, less than 10

Total Program Expenditure for Three Month Program

- If every rental household applied and qualified for maximum = \$247,000
- More Likely Expenditure < **\$175,000**
- Won't know total until after application process
- **Unused funds revert to CPA**

Slide 6

6



Summary

- Temporary, emergency program to support neighbors in need
- Rental Assistance Only
- Current Stow Residents whose current household income is >80% Area Median Income for the household size
- Time period: April-June 2020
 - Known total amounts
 - Can confirm tenant eligibility and payments during this period
- Unused funds returned to CPA control
- Reminder: Does not advance Town towards housing goals
 - No preservation or creation of SHI units
 - Preserve funds for long-term goals
 - “People” program – Help our neighbors to keep a roof over their heads

Slide 7

7

Additional Information

Sources :
Mass Housing Partnership
Metropolitan Area Planning Commission

8

8



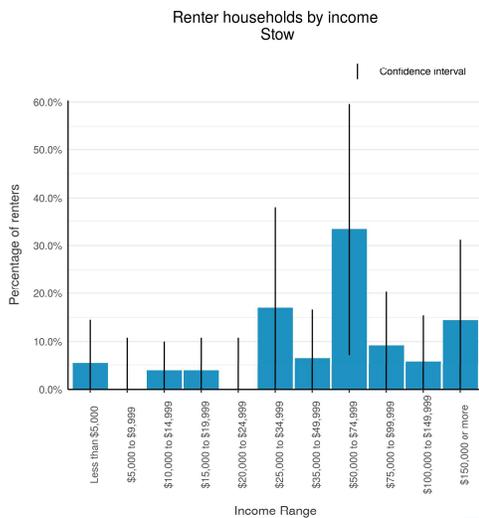
Genesis and Timeline

- Community Preservation Coalition publishes a message to all Community Preservation Committees in Commonwealth [25 March]
 - Amendments to the Community Preservation Act in 2012 provided for rental assistance as an allowable use of CPA funds
- Vin Antil and Erica Benedick forward this message to SMAHT [30 March]
- Mass Housing Partnership publishes program guidelines [1 April]
- SMAHT and CPA begin to develop a program tailored to Stow's needs
- Presented to FinComm and Board of Selectmen
- C-19 - related delay of Town Meeting has delayed potential relief for tenants
 - Eviction Moratorium in effect during state of emergency
 - Application period would begin after ATM approval if granted

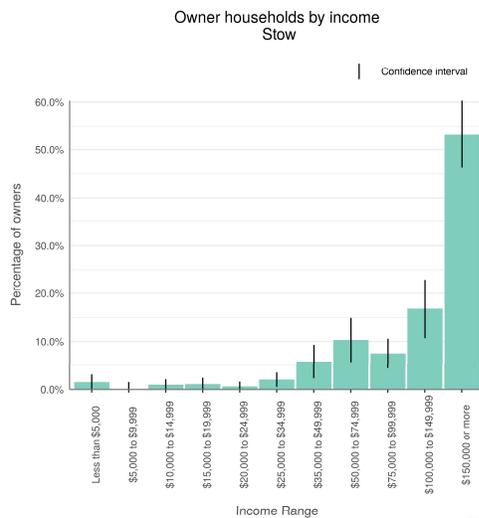
Slide 9

9

Stow Renters and Owners: Income



Source: U.S. Census Bureau American Community Survey, 2014-2018 5-year estimates: Table S2503: Income Tenure By Town



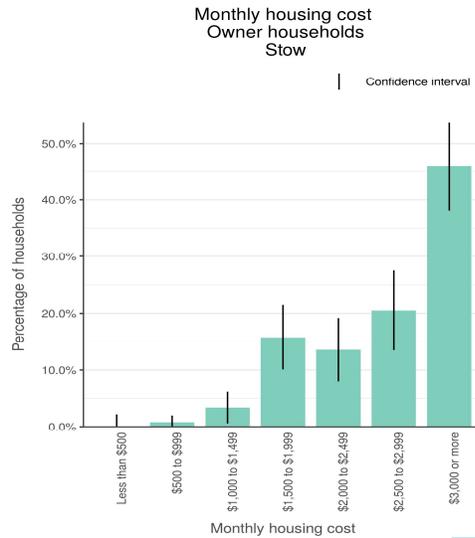
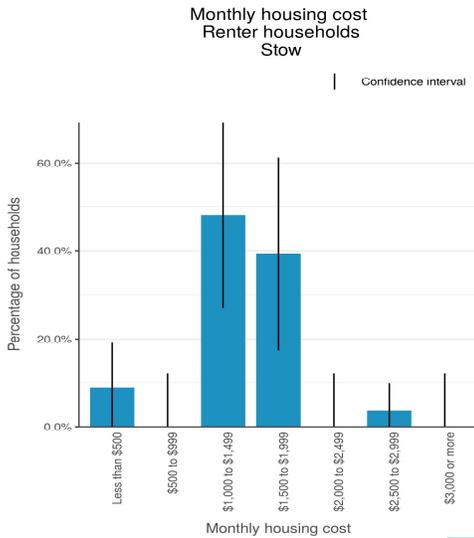
Source: U.S. Census Bureau American Community Survey, 2014-2018 5-year estimates: Table S2503: Income Tenure By Town



Slide 10

10

Stow Renters and Owners: Monthly Housing Costs



Source: U.S. Census Bureau American Community Survey, 2014-2018 5-year estimates. Table DP04: Selected Housing Characteristics



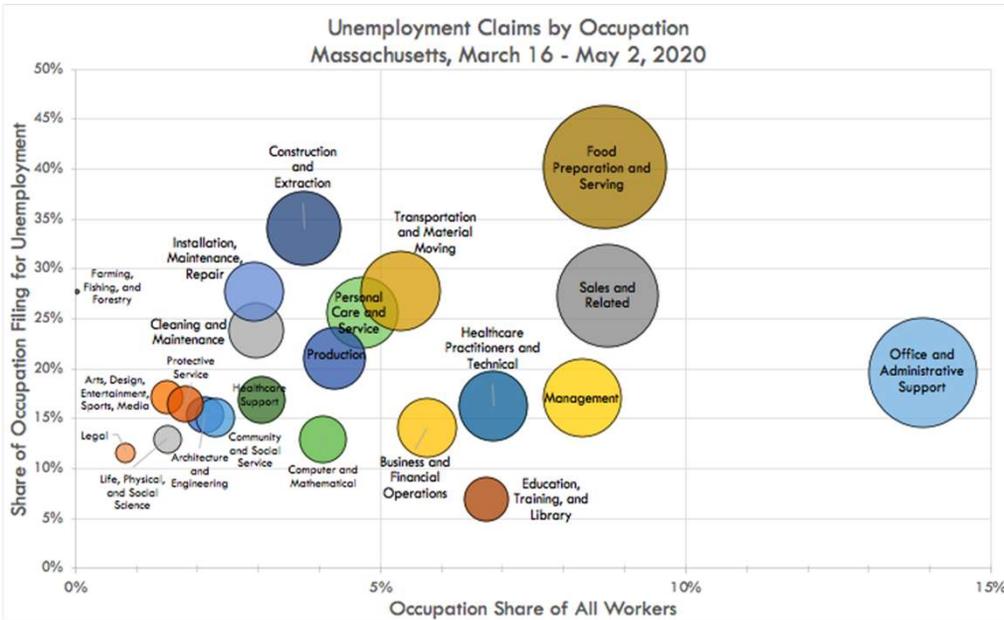
Source: U.S. Census Bureau American Community Survey, 2014-2018 5-year estimates. Table DP04: Selected Housing Characteristics



Slide 11

11

Unemployment by Occupation Statewide



Slide 12

12